

HIGHLAND BOARD OF ZONING APPEALS
Minutes of the Meeting of
September 26, 2018

The Highland Board of Zoning Appeals met on September 26, 2018 in the meeting room of the Municipal Building, 3333 Ridge Road, Highland IN. Mrs. Murovic called the meeting to order at 6:30 p.m. The meeting opened with the Pledge of Allegiance led by Mr. Grzymski.

ROLL CALL: Present were Mr. Martini, Mr. Grzymski, Mr. Leep and Mrs. Murovic. Also present was Attorney, Mr. Jared Tauber.

MINUTES: The minutes of the August 22, 2018 meeting were approved as posted.

ANNOUNCEMENTS: The next meeting of the Board of Zoning Appeals to be October 24, 2018 at 6:30 p.m.

Communications: None

Old Business: Approval of Findings of Fact for Jovan Lozevski, 521 Cochran Drive, Crown Point, IN, 46375, requesting a variance for minimum lot size requirement for overall lot size, length and side yard setback from 8' to 5', for potential duplex to be built on vacant lot for the location of 2731 41st Street. {HMC 18.20.060}(C)(1)(a) (A) Minimum Lot Size. Minimum lot size requirements for an R-2 district are as follows:(2) Every single-family detached dwelling shall meet the requirements of and every two-family attached dwelling hereafter erected shall be on a zoning lot having a minimum area of 9,600 square feet and a minimum lot width of 80 feet at the building line, and lot depth of 120 feet; provided, that a lot of record on the effective date of the ordinance codified in this title which is less than 9,600 square feet in area or less than 80 feet in width, or 120 feet in depth, may be improved with a single-family detached or two-family attached dwelling where authorized by the board of zoning appeals. {HMC18.20.050}(H)(1) Minimum Side Yards. Minimum side yard requirements in an R-2 district are as follows: One-Family Detached or Two-Family Attached Dwellings. On a lot improved with a one-family detached or two-family attached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width.

Mr. Martini motioned to approve the Findings of Fact. Mr. Grzymski seconded and it unanimously passed with a roll call vote of 4 - 0.

New Business: Public Hearing for Target Corporation, 10451 Indianapolis Boulevard, Highland, IN 46322, represented by Bill Skebba of Kimley-Horn & Associates, 2400 Corporate Exchange Drive, Suite 120, Columbus, OH, requesting a variance to exceed sign allowance and sign square footage. **18.85.030 Sign types.** (B) Permanent Business Signs. (1) Location. (a) One permanent business sign shall be required for all buildings and businesses in a nonresidential zoning district. Such sign shall be placed above the front entrance of the business, but no higher than the second story of the building where the business is located. **18.85.030 Sign types.** (B) Permanent Business Signs. (3) Size. (a) For single-use buildings, permanent business signs shall not exceed 40 square feet in gross sign area. (b) For multi-use and mixed-use buildings, the maximum gross area for permanent business signs shall be either one square foot for each linear foot of frontage that the building occupies, or 150 square feet, whichever is less.

Mr. Kevin Nowak, an analyst from the Kimley-Horn branch located at 1001 Warrenville Road, Lisle, IL stated his name and requested a continuance of their hearing due to the failure to post legal notice in due time.

Mr. Grzynski motioned to approve the continuance until October 24, 2018. Mr. Martini seconded and it unanimously passed with a roll call vote of 4 – 0.

Mrs. Murovic stated the continuance had been granted and requested the letter from Kimley-Horn asking for the continuance, which was handed to her from Mr. Nowak. Mrs. Murovic also reminded Mr. Nowak to have his proof of publication for the October 24th meeting published on time and have all his supporting documents ready for that meeting.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: Motion: Mr. Leep Second: Mr. Martini Time: 6:40 p.m.